

Policy and Spatial Planning
Solihull MBC
Council House
Solihull
B91 3QB

12-03-2019

To Whom It May Concern

Ref:

LDP – Proposed Housing Allocation Site 18 Sharmans Cross Road Solihull

I wish to make the following objections to the above proposal.

1. Negative impact on Health and Wellbeing

I object to the destruction of the existing sporting facilities.

Policy P18 of the LDP promotes Health and Wellbeing by supporting the retention of open space, playing pitches such as the one on this proposed site.

(ref:

http://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft_Local_Plan_05.12.16.pdf#page=12)

• *Supporting the retention and protection of facilities which promote healthy lifestyles such as open space, including public rights of way to open space, playing pitches and allotments;*

The proposed development will destroy the existing playing pitches. This is clearly a contradiction to Policy P18.

The loss of existing sporting facilities where there is already a shortage will have a large negative impact on the health and wellbeing of the people in the community.

This proposal should not be included in the LDP.

2. Violation of existing land use policy

I object to the destruction of the existing sporting facilities.

SMBC formally minuted in 2013 its policy about the use of the grounds only for sport and that they would not sell the freehold. I would like reaffirmation of this policy which implies that this development is inappropriate for inclusion in the LDP.

This proposal should not be included in the LDP.

3. Loss of character for the local area

The proposed development includes high density dwelling with 3 stories buildings is out-of-scale and out-of-character in its appearance with the neighbourhood. This is not in keeping with the local area. This leads to loss of privacy, loss of light and overshadowing.

This proposal is a clear contradiction to Policy P15 of the LDP

(ref:

http://www.solihull.gov.uk/Portals/0/Planning/LPR/Draft_Local_Plan_05.12.16.pdf#page=114)

This proposal should not be included in the LDP.

4. Density too high

I object to the proposed site capacity of 100 houses. This is a very much higher density than currently in the immediate surrounding area. 100 houses for this area mean a density of around 4-5 times that of the current surrounding area. This is far too high compared to the local area.

This proposal should not be included in the LDP.

5. Too much traffic

The development of the site will lead to increased volumes of traffic moving in/out of new site. The most likely route of the traffic will be turning right out of site towards town, increasing gridlock on Sharmans Cross Rd, Streetsbrook Road. This area is already jammed from 7.45am to 9.00am.

This proposal should not be included in the LDP.

6. Too few car parking spaces

The development will leads to a demand for car parking to spill out onto the nearby roads such as Sharmans Cross Road. This will affect safety and congestion through increased street parking. Parking is already chaotic during peak times/school drop-off and pick up/sporting fixtures.

This proposal should not be included in the LDP.

7. Danger to pedestrians and cyclists

The increased traffic produced by the proposed development in addition to the increased road side parking will have a serious on high way safety. It will create danger to pedestrians in the area, especially unaccompanied children going to/from Sharmans Cross Junior School and secondary schools. It will also create dangers to cyclists using this designated cycle route.

This proposal should not be included in the LDP.

8. Oversubscribed schools and medical centres

The development will create further demands on the local schools and medical centres which are already oversubscribed. The will degrade services for the community.

This proposal should not be included in the LDP.

9.Flooding

Sharmans Cross Road is already subject to flooding when there is heavy rain. This development will exacerbate the problem and will be causing more frequent flooding.

This proposal should not be included in the LDP.

General Comments

I am very concerned of the damage this development will cause.

Do not destroy sporting facilities, do not disregard stated policies, do not destroy Solihull's character and good name.

Please uphold the stated polices, keep the sporting facilities. This will help improve the health and wellbeing of the people in the community and continue to make Solihull a place people want to come to live.

Please remove this development proposal from the LDP.

Yours sincerely

Mrs A. TRAN

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